

CITY AND SUBURBAN REAL ESTATE AND RECORDS

Seventh Avenue Corner Purchased by Operator

Last Large Holding of Marsh Estate Is Sold—Beverly in \$300,000 Deal—Bond Street Auction Result—Midtown Sale Closed—Other Reports.

After an uninterrupted ownership of more than forty years the estate of Ralph Marsh sold to Franklin Pettit the plot, 100x100.5, at the southwest corner of Seventh avenue and Fifty-eighth street, improved with old one story frame buildings. The property, which has been held by the estate at \$460,000, was sold through Slawson & Hobbs.

The purchaser has no immediate plans for the improvement of the property, and negotiations are well advanced for its resale to a builder for improvement. Mr. Pettit started negotiations for the purchase of the plot about three years ago.

The plot is one of the few corners in this section of Seventh avenue available for improvement, and is in the center of a group of high class apartment houses.

Another Seventh Avenue Operation. Another operation, involving with the rest of the land approximately one million dollars, was being conducted at the southwest corner of Seventh avenue and Fifty-fourth street. The Addison Construction Company, Joseph L. Graf, L. and A. Pincus and M. L. Goldstone, filed plans for a four-story apartment house to be erected on the site from designs by George and Edward Blum.

Beverly Sold for \$300,000. G. A. Derschuch sold for S. M. Bahner the Beverly apartment house, a nine story structure, on a plot 50x114, at Nos. 263 and 265 West Eighty-first street, to an out of town investor, whose identity could not be ascertained yesterday. The property has been held at \$300,000 and has a gross rent roll of about \$30,000. The building was erected about seven years ago by John Langley.

Bond Street Parcel Auctioned. At the stand of Bryan L. Kennedy yesterday John Langley purchased for \$50,000, from the heirs of the late Arthur Bronson, No. 33 Great Jones street, running through to No. 46 Bond street, having a frontage in each thoroughfare of twenty-one feet and a depth of 30 feet. The property was sold at \$50,000 and has a gross rent roll of about \$3,000. The building was erected about seven years ago by John Langley.

Midtown Sale Confirmed. Contracts of sale were signed yesterday by Judson S. Todd for the disposal of the plot at No. 63 to 67 West Thirtieth street, running through to Nos. 62 and 64 West Thirtieth street, to a newly formed construction company, which will erect on the site a modern twelve story mercantile building. The announcement of the pending sale was made in the afternoon yesterday. The property has a frontage of 63 feet in Thirtieth street and 44 feet in Thirtieth street.

Beckman Street Deal. The Charles F. Noyes Company and William A. White & Sons sold for the Abendroth Manufacturing Company Nos. 108 and 110 Beckman street, a seven story brick building, covering a lot 35x55. The transaction was an all cash one. The property has been used by the Abendroth Company since 1864, and the building, which is a modern structure, was built by the same company. The ground and the building cost the sellers approximately \$90,000. It is stated that negotiations are pending for the leasing of the property for a long term of years.

\$517,000 Mortgage Loans. McVicker, Galland Realty Company reports that it has placed loans of \$130,000 at five per cent on the new nine story apartment house owned by the J. M. Slatery Building and Construction Company, also \$100,000 at four and a half per cent on No. 114 to 60 West Thirtieth street, owned by Conrad Hubert; also \$87,000 at four and a half per cent on the southwest corner of Eighty-fifth street and Amsterdam avenue, owned by B. A. Coe; also \$80,000 at four and a half per cent on No. 151 West Forty-fourth street and No. 156 West Forty-fifth street; also \$80,000 on No. 18 to 22 Bleeker street, improved with five small tenement houses owned by John E. Pye, and \$30,000 on the plot in the east side of Mott avenue, 100 feet long and 14 feet wide, owned by the Mott Avenue Realty Company.

Sale Near New Civic Center. The five story building, on a lot 61x138.3, at No. 115 Park row, has been sold by the estate of Charles F. Noyes to the new Civic Center, a seven story building, located about fifty feet north of Chambers street, and diagonally opposite the new Municipal Building. Last week there was recorded a lease of the property to the J. M. Horton Ice Cream

Building Material Reports Show Few Changes in Current Week

Falling Off in New Orders for Steel—Wire Products Are Higher—Third Advance Within a Month in Price of Crude Oil.

Three of the most important changes of the current week in the movement of building materials were the reports from the leading steel markets, which indicated a falling off in new buying, the advance of \$1 a ton in the price of wire products, announced on Monday, and the announcement of the third advance within a month in the price of Pennsylvania crude oil.

Since the moderation of the weather trucking contractors and those engaged in river navigation have found it possible to deliver the materials in their charge and the builders have taken advantage of every moment of the warm spell to stock their orders in the immediate vicinity of the operations they have under way.

Another encouraging sign of greater local importance than otherwise, but yet far reaching in its effects, is the number of new building plans filed since the first of the year, and it is evident that with the increase in merchant turn-out the supply of iron in the next few months will be ample. Some signs of weakness appear in the market making iron, particularly on Bessemer and basic in the Pittsburgh district.

The advance in crude oil came as a surprise to local oil men, when announcement was made last Monday at Pittsburgh by the Seep Purchasing Agency that the price of Pennsylvania crude had been advanced to \$1.45 a barrel, an advance of five cents over the close of the market on Saturday. This is the third advance since December 25, each time for a cent. Other grades were announced as follows:—Corning, 92 cents; Newcastle, 89 cents; Cabell, 81 cents; Somerset, 81 cents, and Ragland, 84 cents.

The Seep Purchasing Agency was formerly the buying section of the Standard Oil Company.

OLD HOLDING SOLD IN GREENWICH STREET

J. Romaine Brown & Co. sold to a client No. 175 Greenwich street, southwest corner of Dey and Greenwich streets. The property is 32 feet in Greenwich street and 175 feet in Dey street. This is the first time this property has been conveyed since 1840, at which time it was purchased by the late C. V. B. Ostrander, formerly president of the Merchants' Fire Insurance Company.

Norwegians Buy Near Peekskill

Nedelands Match Company to Build Big Factory and Establish Large Industrial Colony.

The Nedelands Match Company, a Norwegian concern, purchased a tract of 250 acres at Verplanck's Point, Peekskill, N. Y., and will erect the largest match factory in the country on the property, and also establish an industrial colony to house its 5,000 employees, similar to the ones now maintained by the company in Norway. The plan is a very comprehensive one and means the expenditure of approximately \$1,000,000.

For upward of seventy-five years the property has been occupied by the Hudson River Brick Manufacturing Company. The deal was consummated through the office of the Cross & Brown Company.

ADDITIONS TO MUSEUM OF NATURAL HISTORY

Plans have been filed for two additions to the Museum of Natural History in Manhattan square, the block bounded by Central Park West, Eighty-first street, Columbus avenue and Seventy-seventh street. The buildings will each be five stories high and have a combined frontage of 157.9 feet and a depth of 65.10 feet. The facades will be of brick and granite and will be fireproof, and will conform with the present style of the museum.

MECHANICS' LIENS.

BAILETTA ST. s. w. cor 180th st. 32.3x70. National Bldg. Works against James Butler, the owner; Geo. J. Wm. Martin, contractor. \$104.82

CLINTON AV. s. w. cor 181st st. 32.3x70. National Bldg. Works against James Butler, the owner; Geo. J. Wm. Martin, contractor. \$104.82

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Court Calendars of Four Counties Show Full Crockets in All Divisions

Sixty-Six Cases Are Set Down for Trial in Special Term of Supreme Court, Part 1—Brooklyn, Westchester and Queens Judges and Juries Have Heavy Programmes.

NEW YORK COUNTY. APPELLATE DIVISION, SUPREME COURT, RECESS.

Part 1—Before Gerard, J. Court opens at 10:30 A. M. Motion, 1. Hall vs. Hall; 2. Matter of Conard; 3. Matter of Furst vs. Maxwell; 4. Flecher vs. Ransom; 5. Gomez vs. Southern Pacific Co.; 6. De la Cruz vs. De la Cruz; 7. Abbot vs. Spargur; 8. Spargur vs. Ralchik vs. Ralchik; 10. McNaught vs. Haberham; 11. Matter of Mayer; 12. People vs. ...

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Part 4—Before Gerard, J. Court opens at 10:30 A. M. Motion, 1. Hall vs. Hall; 2. Matter of Conard; 3. Matter of Furst vs. Maxwell; 4. Flecher vs. Ransom; 5. Gomez vs. Southern Pacific Co.; 6. De la Cruz vs. De la Cruz; 7. Abbot vs. Spargur; 8. Spargur vs. Ralchik vs. Ralchik; 10. McNaught vs. Haberham; 11. Matter of Mayer; 12. People vs. ...

Part 5—Before Gerard, J. Court opens at 10:30 A. M. Motion, 1. Hall vs. Hall; 2. Matter of Conard; 3. Matter of Furst vs. Maxwell; 4. Flecher vs. Ransom; 5. Gomez vs. Southern Pacific Co.; 6. De la Cruz vs. De la Cruz; 7. Abbot vs. Spargur; 8. Spargur vs. Ralchik vs. Ralchik; 10. McNaught vs. Haberham; 11. Matter of Mayer; 12. People vs. ...

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Part 9—Before Gerard, J. Court opens at 10:30 A. M. Motion, 1. Hall vs. Hall; 2. Matter of Conard; 3. Matter of Furst vs. Maxwell; 4. Flecher vs. Ransom; 5. Gomez vs. Southern Pacific Co.; 6. De la Cruz vs. De la Cruz; 7. Abbot vs. Spargur; 8. Spargur vs. Ralchik vs. Ralchik; 10. McNaught vs. Haberham; 11. Matter of Mayer; 12. People vs. ...

Part 10—Before Gerard, J. Court opens at 10:30 A. M. Motion, 1. Hall vs. Hall; 2. Matter of Conard; 3. Matter of Furst vs. Maxwell; 4. Flecher vs. Ransom; 5. Gomez vs. Southern Pacific Co.; 6. De la Cruz vs. De la Cruz; 7. Abbot vs. Spargur; 8. Spargur vs. Ralchik vs. Ralchik; 10. McNaught vs. Haberham; 11. Matter of Mayer; 12. People vs. ...

Part 11—Before Gerard, J. Court opens at 10:30 A. M. Motion, 1. Hall vs. Hall; 2. Matter of Conard; 3. Matter of Furst vs. Maxwell; 4. Flecher vs. Ransom; 5. Gomez vs. Southern Pacific Co.; 6. De la Cruz vs. De la Cruz; 7. Abbot vs. Spargur; 8. Spargur vs. Ralchik vs. Ralchik; 10. McNaught vs. Haberham; 11. Matter of Mayer; 12. People vs. ...

Part 12—Before Gerard, J. Court opens at 10:30 A. M. Motion, 1. Hall vs. Hall; 2. Matter of Conard; 3. Matter of Furst vs. Maxwell; 4. Flecher vs. Ransom; 5. Gomez vs. Southern Pacific Co.; 6. De la Cruz vs. De la Cruz; 7. Abbot vs. Spargur; 8. Spargur vs. Ralchik vs. Ralchik; 10. McNaught vs. Haberham; 11. Matter of Mayer; 12. People vs. ...

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Part 15—Before Gerard, J. Court opens at 10:30 A. M. Motion, 1. Hall vs. Hall; 2. Matter of Conard; 3. Matter of Furst vs. Maxwell; 4. Flecher vs. Ransom; 5. Gomez vs. Southern Pacific Co.; 6. De la Cruz vs. De la Cruz; 7. Abbot vs. Spargur; 8. Spargur vs. Ralchik vs. Ralchik; 10. McNaught vs. Haberham; 11. Matter of Mayer; 12. People vs. ...

Part 16—Before Gerard, J. Court opens at 10:30 A. M. Motion, 1. Hall vs. Hall; 2. Matter of Conard; 3. Matter of Furst vs. Maxwell; 4. Flecher vs. Ransom; 5. Gomez vs. Southern Pacific Co.; 6. De la Cruz vs. De la Cruz; 7. Abbot vs. Spargur; 8. Spargur vs. Ralchik vs. Ralchik; 10. McNaught vs. Haberham; 11. Matter of Mayer; 12. People vs. ...

Part 17—Before Gerard, J. Court opens at 10:30 A. M. Motion, 1. Hall vs. Hall; 2. Matter of Conard; 3. Matter of Furst vs. Maxwell; 4. Flecher vs. Ransom; 5. Gomez vs. Southern Pacific Co.; 6. De la Cruz vs. De la Cruz; 7. Abbot vs. Spargur; 8. Spargur vs. Ralchik vs. Ralchik; 10. McNaught vs. Haberham; 11. Matter of Mayer; 12. People vs. ...

Part 18—Before Gerard, J. Court opens at 10:30 A. M. Motion, 1. Hall vs. Hall; 2. Matter of Conard; 3. Matter of Furst vs. Maxwell; 4. Flecher vs. Ransom; 5. Gomez vs. Southern Pacific Co.; 6. De la Cruz vs. De la Cruz; 7. Abbot vs. Spargur; 8. Spargur vs. Ralchik vs. Ralchik; 10. McNaught vs. Haberham; 11. Matter of Mayer; 12. People vs. ...

Part 19—Before Gerard, J. Court opens at 10:30 A. M. Motion, 1. Hall vs. Hall; 2. Matter of Conard; 3. Matter of Furst vs. Maxwell; 4. Flecher vs. Ransom; 5. Gomez vs. Southern Pacific Co.; 6. De la Cruz vs. De la Cruz; 7. Abbot vs. Spargur; 8. Spargur vs. Ralchik vs. Ralchik; 10. McNaught vs. Haberham; 11. Matter of Mayer; 12. People vs. ...

Part 20—Before Gerard, J. Court opens at 10:30 A. M. Motion, 1. Hall vs. Hall; 2. Matter of Conard; 3. Matter of Furst vs. Maxwell; 4. Flecher vs. Ransom; 5. Gomez vs. Southern Pacific Co.; 6. De la Cruz vs. De la Cruz; 7. Abbot vs. Spargur; 8. Spargur vs. Ralchik vs. Ralchik; 10. McNaught vs. Haberham; 11. Matter of Mayer; 12. People vs. ...

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Part 25—Before Gerard, J. Court opens at 10:30 A. M. Motion, 1. Hall vs. Hall; 2. Matter of Conard; 3. Matter of Furst vs. Maxwell; 4. Flecher vs. Ransom; 5. Gomez vs. Southern Pacific Co.; 6. De la Cruz vs. De la Cruz; 7. Abbot vs. Spargur; 8. Spargur vs. Ralchik vs. Ralchik; 10. McNaught vs. Haberham; 11. Matter of Mayer; 12. People vs. ...

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MANHATTAN ALTERATIONS

Items under \$5,000 omitted—

PINK ST. 35, s. w. cor 181st st. 32.3x70. National Bldg. Works against James Butler, the owner; Geo. J. Wm. Martin, contractor. \$104.82

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